

# CommunityInvestmentsPlan...

a Framework for the Future, **2015-2035**

*A New Comprehensive Plan for Wichita-Sedgwick County*



## **Draft Plan - In-depth Review & Discussion**

Wichita City Council Workshop

April 28, 2015



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## Draft Plan – Future Land Use Policies

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# ***Future Land Use Policies*** (pgs. 17-26)



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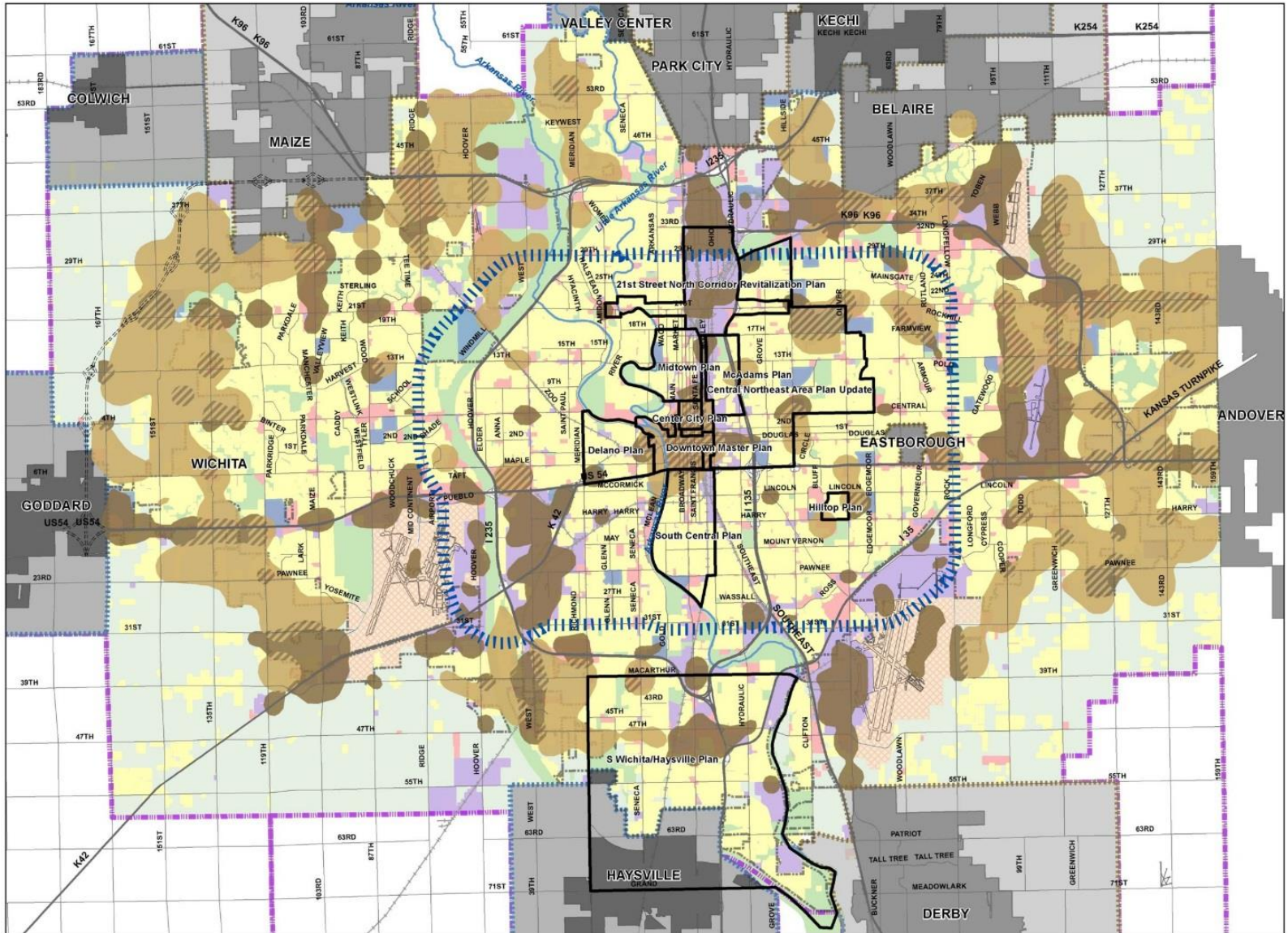
# 2035 Wichita Future Growth Concept Map (see pg. 20 )

CommunityInvestmentsPlan

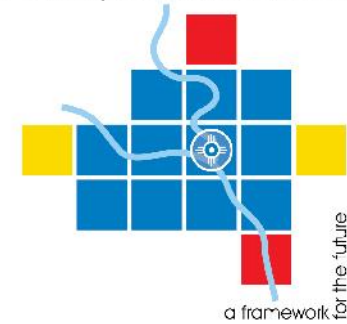


## Legend

-  Established Central Area
-  Northwest Bypass Right-of-Way
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Small City Limits
-  Small City Limits
-  Wichita City Limits
-  Statistical Development Areas
-  Small City Urban Growth Areas
-  Small City Urban Growth Areas
-  Rural Areas
-  LAND USE
-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Neighborhood/Area Plans



## Draft Plan – Future Land Use Policies



### 2035 Wichita Future Growth Concept Map

- Reflects accelerated annual county-wide population growth rate of 1.25% ... exceeds our historic annual growth rate of 0.83%.
- Wichita population increase of 101,458 people and associated employment growth of 51,271 additional jobs by 2035 (avg. of 2,563 jobs/yr.).
- Generalized guide to future land use, development, rezoning, and public infrastructure investment decisions.
- Suburban growth constrained by 'cost-of-development' issues imposed by surrounding rural water district service areas.
- *Established Central Area...* 12% of all new Wichita dwelling units by 2035 (3-fold increase over current trend) = 7,926 units of 66,067 units citywide over next 20 years.



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## Draft Plan – Future Land Use Policies

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## ***Wichita Urban Infill Strategy*** (pgs. 25-26)



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**Wichita Urban Infill Strategy** (pgs. 25-26)

- To facilitate higher levels of infill/redevelopment in Wichita's Established Central Area



## Draft Plan – Future Land Use Policies

### ***Wichita Urban Infill Strategy*** (pgs. 25-26)

#### ***Areas of Stability***

- Have few vacant & underutilized parcels
- Show a pattern of ongoing reinvestment
- Majority of structures in average or better condition
- Suited to small projects that will fit the neighborhood



#### **Guiding Principle:**

*Infill development should be limited to projects on individual or small sites with a scale of development appropriate for its content. Infill projects should complement existing neighborhood development and incorporate site design features that limit traffic, noise, lighting, and adverse impacts on surrounding properties.*



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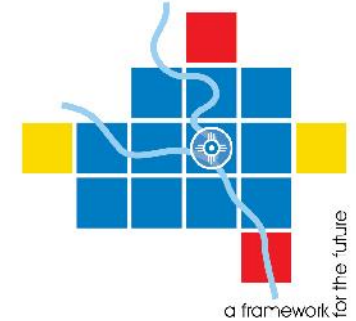


## Draft Plan – Future Land Use Policies

### ***Wichita Urban Infill Strategy*** (pgs. 25-26)

#### ***Areas of Opportunity***

- Have many vacant & underutilized parcels
- Exhibit patterns of abandonment & decline
- Majority of structures in fair or worse condition
- Are suited to larger-scale, multi-property projects



#### **Guiding Principle:**

*Larger-scale, multi-property infill projects should be guided to areas of opportunity to maximize public investment in existing and planned infrastructure and services.*



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## Draft Plan – Future Land Use Policies



### ***Wichita Urban Infill Strategy*** (pgs. 25-26)

#### ***Barriers - Neighborhood Concerns***

- Infill changes a neighborhood
- Appropriate scale & design features are important to mitigate adverse impacts on surrounding properties
- Difficult for neighbors to visualize proposed changes & have input on design issues

#### **Strategy:**

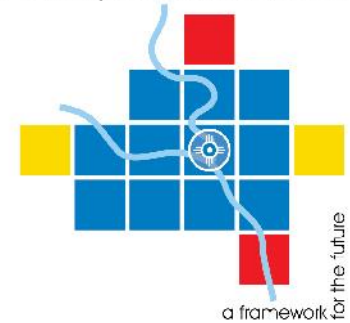
*Establish a participatory neighborhood planning program to prepare neighborhood design guidelines for areas of opportunity prior to construction of large-scale, multi-property infill projects.*



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## Draft Plan – Future Land Use Policies



### ***Wichita Urban Infill Strategy*** (pgs. 25-26)

#### ***Barriers - Regulatory Issues***

- Our development regulations are geared toward suburban-scale, auto-oriented development requirements (parking, setbacks, density, landscaping, screening, etc.)
- Regulatory changes are required to promote and accommodate more walkable, urban-scale infill projects

#### **Strategy:**

*Amend development regulations to better encourage by-right infill development projects.*



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## Draft Plan – Future Land Use Policies



### ***Wichita Urban Infill Strategy*** (pgs. 25-26)

#### ***Barriers - Infrastructure Modernization***

- Areas of infill opportunity often coincide with areas of substandard infrastructure
- Old infrastructure often cannot support additional development
- Layout/design of infrastructure often needs changing to support configuration of infill

#### **Strategy:**

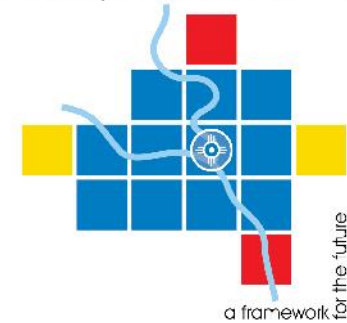
*Develop and implement a long-range plan for major infrastructure maintenance projects that focuses infrastructure investment in areas of opportunity in a manner supportive of infill development efforts.*



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## Draft Plan – Future Land Use Policies



### ***Wichita Urban Infill Strategy*** (pgs. 25-26)

#### ***Barriers - Land Assembly and Financing***

- Infill projects often do not qualify for conventional financing because the appraised value of a project is less than the cost of development
- In areas of successful infill projects, remaining available land costs often increase in value beyond a level in which additional projects can be profitable

#### **Strategy:**

*Establish a public-private relationship to support infill development through market research, design assistance, and financing opportunities.*



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## Draft Plan – Future Land Use Policies



### ***Wichita Urban Infill Strategy Summary -***

- *Establish a participatory neighborhood planning program to prepare neighborhood design guidelines for areas of opportunity prior to construction of large-scale, multi-property infill projects.*
- *Amend development regulations to better encourage by-right infill development projects.*
- *Develop and implement a long-range plan for major infrastructure maintenance projects that focuses infrastructure investment in areas of opportunity in a manner supportive of infill development efforts.*
- *Establish a public-private relationship to support infill development through market research, design assistance, and financing opportunities*

### ***Implications -***

- Represents a major new policy direction/priority for the City.
- Successful strategy implementation will require a commitment of additional time, staff and financial resources ... will impact multiple City Departments.



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## Draft Plan – Plan Elements, Goals and Strategies

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### ***Plan Elements*** (pgs. 27-35)



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## Draft Plan – Plan Elements, Goals and Strategies

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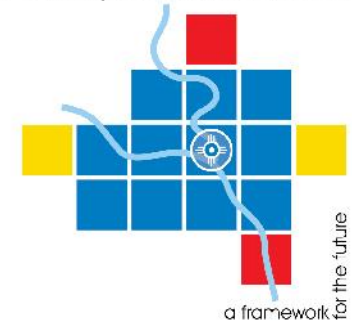
# ***Funding & Financing - Significant Policy Direction*** (pgs. 29-30)



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## Draft Plan – Plan Elements, Goals and Strategies



### ***Funding & Financing*** (pgs. 29-30)

#### ***Overall direction...***

- The preferred option of closing the gap between the cost of our public infrastructure needs/wants and what we can afford/are willing to pay is to better align expenditures with available resources & community priorities.

#### **Goal 1. Strategy B:**

*Decrease project costs through a combination of reduced or alternate project approaches or standards; reduced project scale and scope; and, project deferral or elimination.*

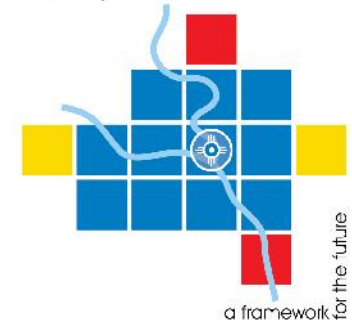


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## Draft Plan – Plan Elements, Goals and Strategies



### ***Funding & Financing*** (pgs. 29-30)

#### **Goal 1. Strategy C:**

*Identify long-term maintenance and replacement costs for all capital improvement program projects. Include ongoing maintenance and operations budgets as part of the overall project cost.*

#### **Goal 3. Strategy A:**

*Fund public infrastructure and facilities based upon the following overall ranking of spending and investment priorities:*

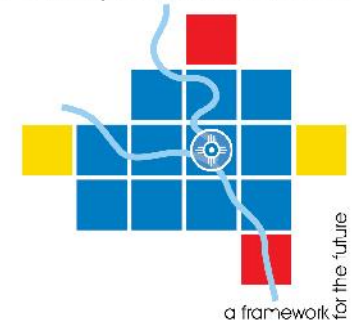
- 1. Maintain and replace what we currently have;*
- 2. Make enhancements to what we currently have;*
- 3. Expand our current system of infrastructure and facility assets.*



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## Draft Plan – Plan Elements, Goals and Strategies



### ***Funding & Financing*** (pgs. 29-30)

#### **Goal 3. Strategy C:**

*Focus funding on infrastructure and facilities that will maintain vibrancy, promote growth and secure quality of place in the Established Central Area of Wichita.*



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## Draft Plan – Plan Elements, Goals and Strategies

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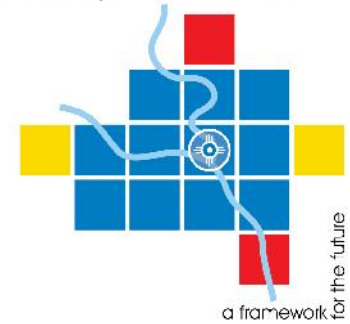
# ***Transportation - Significant Policy Direction*** (pgs. 30-31)



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## Draft Plan – Plan Elements, Goals and Strategies



### **Transportation** (pgs. 30-31)

#### **Overall direction...**

- Additional expenditures are needed to maintain/replace Wichita's existing local road system.
- Overall long-term transportation investment needs range from 'low-medium' priority (e.g. bypasses, freeway expansions, public transit) to 'very high' priority (e.g. local roads and bridges)

#### **Goal 1. Strategy C:**

*Allocate additional funding for the long-term maintenance and replacement of Wichita's existing local road and bridge infrastructure.*

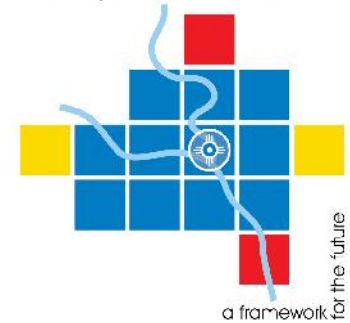


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## Draft Plan – Plan Elements, Goals and Strategies



### **Transportation** (pgs. 30-31)

#### **Goal 1. Strategy D:**

*Invest in new or existing transportation infrastructure that directly supports additional job growth, especially of an advanced manufacturing or high-tech nature.*

#### **Goal 2. Strategy A:**

*Develop and implement a long-term public transit system plan that reflects the needs of our community.*

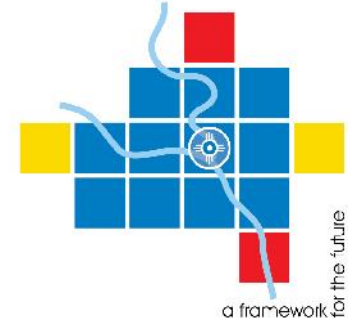


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## Draft Plan – Plan Elements, Goals and Strategies

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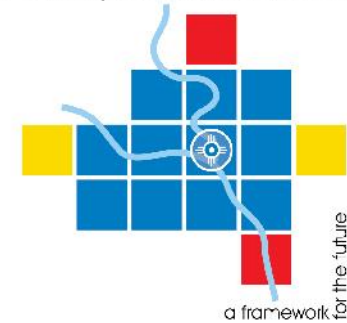
# ***Water, Sewer and Stormwater - Significant Policy Direction*** (pgs. 31-33)



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## Draft Plan – Plan Elements, Goals and Strategies



### ***Water, Sewer and Stormwater*** (pgs. 31-33)

#### ***Overall direction...***

- Overall long-term water, sewer and stormwater investment needs are a ‘very high’ priority.

#### **Goal 1. Strategy A:**

*Develop and implement Wichita’s long-term water supply, treatment and distribution plans to reflect and accommodate Wichita’s 2035 Future Growth Concept and Urban Infill Strategy (including long-term population and employment growth projections).*

#### **Goal 1. Strategy B:**

*Develop and implement a Wichita water supply funding/financing plan that enables our community to make those investments necessary to secure an affordable, long-term water supply.*



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## Draft Plan – Plan Elements, Goals and Strategies



### ***Water, Sewer and Stormwater*** (pgs. 31-33)

#### **Goal 1. Strategy C:**

*Develop and implement a Wichita water funding/financing plan that identifies appropriate water rate adjustments necessary to properly maintain Wichita's water infrastructure over the long-term.*

#### **Goal 1. Strategy F:**

*Create a task force comprised of appropriate representatives from the City of Wichita and other affected cities, the local land development community, and the rural water districts to identify workable long-term solutions to compensatory and logistical issues associated with continued urban growth and development within the rural water districts in Sedgwick County.*

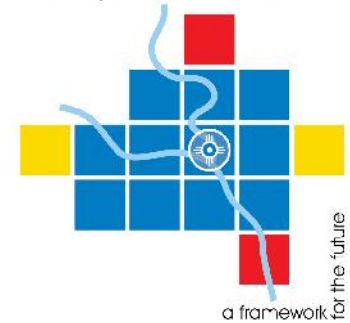


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## Draft Plan – Plan Elements, Goals and Strategies



### ***Water, Sewer and Stormwater*** (pgs. 31-33)

#### **Goal 2. Strategy B:**

*Develop and implement a Wichita sewer funding/financing plan that identifies appropriate sewer rate adjustments necessary to properly maintain Wichita's sewer infrastructure over the long-term.*

#### **Goal 3. Strategy C:**

*Develop and implement a Wichita stormwater funding/financing plan that determines appropriate ERU (equivalent residential unit) rate adjustments necessary to properly fund the maintenance and repair of Wichita's stormwater infrastructure over the long-term.*



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## Draft Plan – Plan Elements, Goals and Strategies

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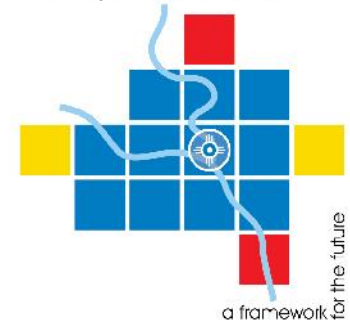
# ***Arts, Culture and Recreation - Significant Policy Direction*** (pg. 33)



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## Draft Plan – Plan Elements, Goals and Strategies



### ***Arts, Culture and Recreation*** (pg. 33)

#### ***Overall direction...***

- Overall long-term arts, culture and recreation investment needs are a 'medium-high' priority.

#### **Goal 1. Strategy A:**

*Review and update the Wichita Parks, Recreation and Open Space Plan to ensure that future planned parks/open space and recreation facility investments (capital, maintenance, operations) strategically integrate with County regional parks and open space investments, and remain consistent with our community priorities and willingness to pay.*



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## Draft Plan – Plan Elements, Goals and Strategies



### ***Arts, Culture and Recreation*** (pg. 33)

#### **Goal 1. Strategy B:**

*Develop and implement a joint City/County integrated cultural arts/quality of life facilities investments plan to achieve better planning, coordination, integration and maximization of City and County quality of life community investments.*

#### **Goal 1. Strategy E:**

*Review and update the Wichita Public Library System Master Plan to ensure our city-wide system of library facilities and associated technologies remain relevant to the evolving library needs of our community.*



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## Draft Plan – Plan Elements, Goals and Strategies



### **Public Safety** (pgs. 33-34)

#### **Overall direction...**

- Overall long-term public safety facility investment needs are a ‘high’ priority.

#### **Goal 1. Strategy B:**

*Evaluate the merits of City/County public safety services consolidation as an option to provide for more coordinated and cost-effective public safety facility operations and service delivery.*

#### **Goal 1. Strategy D:**

*Establish performance measures that evaluate functional relevancy, need and effective utilization of our public safety service facilities.*



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## Draft Plan – Plan Elements, Goals and Strategies

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# ***Priority Enhancement Areas for Wichita Public Infrastructure Projects*** (pg. 35)

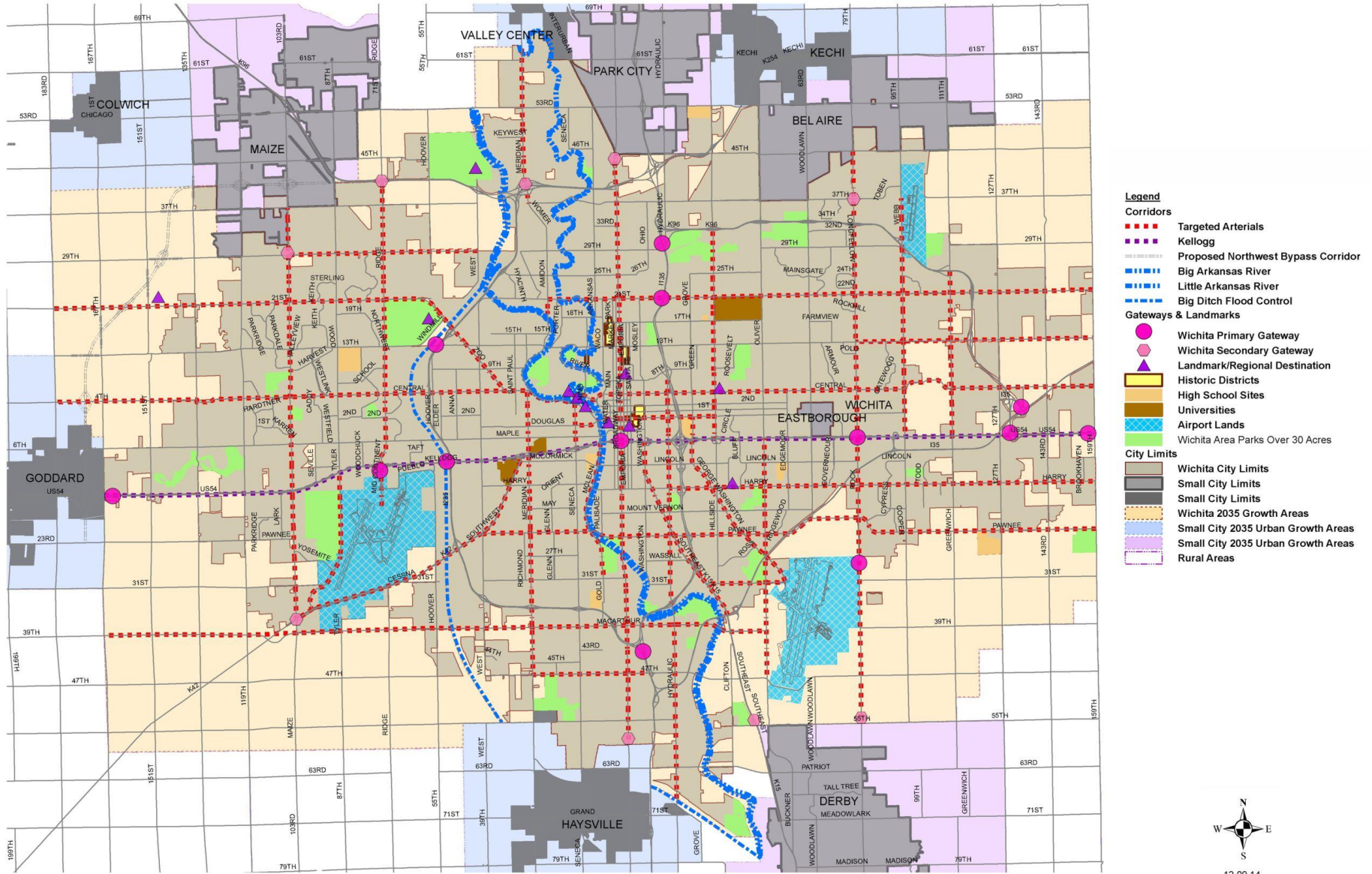


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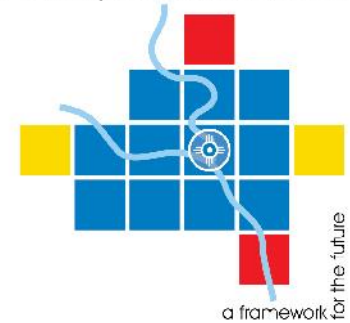




# Priority Enhancement Areas for Wichita Public Infrastructure Projects Map



## Draft Plan – Plan Elements, Goals and Strategies



### ***Priority Enhancement Areas for Wichita Public Infrastructure Projects***

- Map prioritizes specific corridors, gateways and other selected locations for public aesthetic improvements in public facilities and rights-of-way (including landscaping, public art, and other visual enhancements).
- Intent is to improve community perception and visual appearance of the City.
- Updates the map adopted by the City Council in 2006.



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## Draft Plan – Implementation

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# ***Plan Implementation*** (pgs. 37-44)



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## Draft Plan – Implementation

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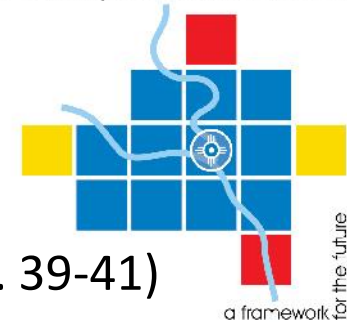
# ***Infrastructure Investment Decision-making Framework - Significant Policy Direction*** (pgs. 39-41)



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## Draft Plan – Implementation



### ***Infrastructure Investment Decision-making Framework*** (pgs. 39-41)

- Comprised of three levels of project evaluation criteria (to better align new and replacement capital projects with best practices, community priorities and willingness to pay).

*Level 1 Evaluation* – **Detailed Project Analysis** (determining individual project merits)

*Level 2 Evaluation* – **Project Selection & Funding** (determining project priorities)

*Level 3 Evaluation* – **Capital Improvement Programming** (appropriate project timing, phasing & sequencing)

*Review individual criteria within each Level?*

- Framework could change the way staff and elected officials currently evaluate/ make decisions related to the capital improvement program and the annual operating budget.



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## Draft Plan

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## *Other Discussion Items?*



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